



Connells

Alma Road  
Kingswood BRISTOL



## Property Description

Unique to the market, this substantial Victorian terrace offers generous and flexible accommodation across three floors, presenting an excellent opportunity for both families and investors alike. The property is larger than most in its class and benefits from off-street parking, a rare addition for homes of this style. Internally, the ground floor comprises a welcoming entrance hall, lounge, separate living room, and an extended kitchen leading through to a spacious conservatory. A further reception/storage room and bathroom add to the versatility of the layout. The first floor provides four well-proportioned bedrooms along with a WC, while the second floor hosts an additional bedroom. Bedroom one enjoys a skylight window offering far-reaching views, creating a bright and airy feel. The configuration of the first and second floors offers strong potential for conversion into separate flats, subject to necessary permissions, making this an attractive investment opportunity. Positioned within walking distance to Kingswood High Street and Kingswood Park, the property also benefits from excellent access to the A4174 Ring Road and motorway links. A range of well-regarded

schools are nearby, and the property is situated close to the local police station, offering an added sense of security.

## Entrance Hall

Door to front aspect, stairs rising to first floor, radiator

## Lounge

14' 5" max x 11' 3" max ( 4.39m max x 3.43m max )

Window to front aspect, radiator

## Living Room

14' 7" max x 11' 6" max ( 4.45m max x 3.51m max )

Window to rear aspect, radiator

## Kitchen

17' 11" x 5' 8" ( 5.46m x 1.73m )

Window to side aspect, range of wall and base units, radiator

## Conservatory

16' 11" x 10' ( 5.16m x 3.05m )

Windows to rear aspect, door to rear garden, radiator

## Storage/Reception Room

8' 8" x 6' 2" ( 2.64m x 1.88m )

Window to side aspect, radiator

## Bathroom (ground Floor)

Obscured window to rear aspect, bath with shower over, low level WC, wash hand basin, radiator

## Landing

Stairs rising to second floor, radiator

### Bedroom One

12' 8" max x 11' 9" max ( 3.86m max x 3.58m max )

Skylight window to front aspect with far-reaching views, radiator

### Bedroom Two

14' 7" max x 8' 8" max ( 4.45m max x 2.64m max )

Window to rear aspect, radiator

### Bedroom Three

11' 6" max x 6' 2" max ( 3.51m max x 1.88m max )

Window to front aspect, radiator

### Bedroom Four

8' 5" max x 8' 2" max ( 2.57m max x 2.49m max )

Window to front aspect, radiator

### Bedroom Five

8' 2" max x 6' 4" max ( 2.49m max x 1.93m max )

Window to side aspect, radiator

### Wc

Obscured window to side aspect, low level WC, radiator

### Outside

To The Front

Off street parking to front

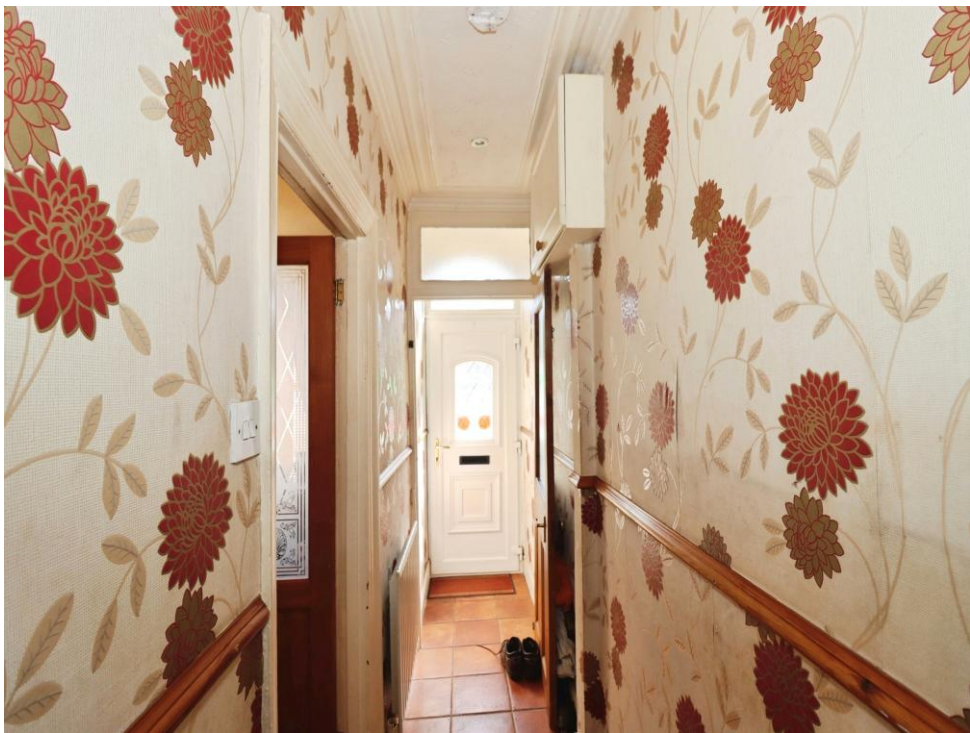
To The Rear

Enclosed rear garden mainly laid to patio, providing a low maintenance outdoor space.

The garden

benefits from a covered seating area, storage shed, and a range of mature trees and shrubs to the rear









Total floor area 138.8 m<sup>2</sup> (1,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KWD311427](http://connells.co.uk/Property/KWD311427)**

This is a Leasehold property with details as follows; Term of Lease 900 years from 21 Dec 1878. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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